

Minutes of a Regular Meeting

Town of Los Altos Hills

PLANNING COMMISSION

Approved 12/2/2010

THURSDAY, November 4, 2010, 7:00 p.m.
Council Chambers, 26379 Fremont Road

1. ROLL CALL AND PLEDGE OF ALLEGIANCE

The regular meeting of the Planning Commission was called to order at 7:00 p.m. in the Council Chambers at Town Hall.

Present: Chairman Abraham and Commissioners: Collins, Harpootlian, and Partridge.
Absent: Commissioner Clow

Staff: Debbie Pedro, Planning Director; Brian Froelich, Associate Planner; Nicole Horvitz, Assistant Planner; and Victoria Ortland, Planning Secretary.

2. PRESENTATIONS FROM THE FLOOR – none.

3. PUBLIC HEARINGS

Planning Commission Ex Parte Contacts Policy Disclosure: none.

- 3.1 LANDS OF PEARSON, 26301 Silent Hills Lane; File #60-10-ZP-SD-GD; A request for a Site Development Permit for a 7,957 sq. ft. two-story new residence (maximum height: 31 feet), a 1,321 sq. ft. detached garage, and 1,929 sq. ft. swimming pool. The applicant is requesting a Grading Policy exception for cut of 14 feet and fill of five (5) feet. CONTINUED FROM THE SEPTEMBER 2, 2010 PLANNING COMMISSION MEETING. CEQA Review: Categorical Exemption per Section 15303 (a) & (e) (staff-Brian Froelich). ***THE APPLICANT HAS REQUESTED A CONTINUANCE TO THE DECEMBER 2, 2010 PLANNING COMMISSION MEETING.***

This item will be continued to the December 2, 2010 Planning Commission meeting.

- 3.2 LANDS OF PURISSMIA HILLS WATER DISTRICT (APPLICANT-CLEARWIRE WIRELESS), 12863 La Cresta Drive, File #119-10-IS-ND-SD-CUP; A request for a Site Development Permit and Conditional Use Permit to construct a new wireless communications facility (for wireless internet) consisting of three (3) new 27' tall monopoles with a total of three (3) panel antennas and four (4) microwave dish antennas. The applicant is also requesting the approval of a new 4'x4'8" concrete pad and cabinet for the proposed associated ground equipment. CEQA Review: Mitigated Negative Declaration (Staff-Nicole Horvitz).

Commissioner Harpootlian recused himself from this item.

Nicole Horvitz, Assistant Planner, presented the staff report for a new wireless communication facility for Clearwire Wireless, a wireless Internet provider. The proposed facility would be located on the Purissima Hills Water District property at 12863 La Cresta Drive. Currently on the site are PHWD water storage tanks and monopoles for AT&T, Verizon, and the Los Altos Hills emergency communications antennas. Proposed on the southwest and north sides of the property are three 27' tall monopoles. The ground equipment cabinet, with a GPS antenna mounted on the top, would be constructed along the north boundary line. The antennas and monopoles would be painted dark green to blend in with the surroundings. The facility would be the first Clearwire Wireless site constructed in the area.

Staff explained that no trees were planned for removal and no additional screening was requested.

Commissioner Partridge asked if any unused equipment would be abandoned on the site.

OPENED PUBLIC HEARING

Gordon Bell, representative for Clearwire Wireless, stated that some electrical equipment, previously used by PHWD, would be removed to allow installation of the ground cabinet. He explained that residential customers were the target market for Clearwire Wireless, to provide an alternative to DSL and cable Internet service.

CLOSED PUBLIC HEARING

MOTION MADE, SECONDED, AND PASSED BY VOICE VOTE: Motion made by Commissioner Partridge and seconded by Commissioner Collins to forward a recommendation to the City Council to approve the requested Site Development Permit and Conditional Use Permit subject to the conditions of approval and findings of approval in Attachments 1 and 2 and adopt the Mitigated Negative Declaration in Attachment 3.

AYES: Commissioners: Collins, Partridge, and Chairman Abraham
NOES: None
RECUSED: Commissioner Harpootlian
ABSENT: Commissioner Clow

This item will be forwarded to a future meeting of the City Council.

- 3.3 AMENDMENT TO THE TOWN OF LOS ALTOS HILLS GENERAL PLAN HOUSING ELEMENT. *The 2009 Housing Element is the statutory update of the Town's Housing Element which was submitted to the California Department of Housing and Community Development (HCD) for review in July 2009. The text amendments in the revised 2009 Housing Element incorporate revisions as evaluated by HCD as meeting the requirements of the State's housing element law.*

Brian Froelich, Associate Planner, presented the staff report for the General Plan Amendment. In February 2009, a subcommittee had been formed to address updates required by the State to the Housing Element. Members of the subcommittee included: Council members Jean Mordo and Ginger Summit, former Planning Commissioner Dot Schreiner, and resident Joan Sherlock. The changes to the Housing Element include: designation of Foothill College for multi-family housing for students, staff, and faculty; allowance for transitional and supportive housing; expanded zoning ordinance definition of the term “family”, and compliance with emergency shelter housing needs.

Commissioner Partridge asked about the zoning changes required for Foothill College multi-unit housing.

Staff replied that the Town’s zoning ordinance would need to be amended, but there were several options. The specifics will return to the Planning Commission for review as a separate project.

OPENED PUBLIC HEARING

CLOSED PUBLIC HEARING

Commissioner Harpootlian commented on the extraordinary effort required to complete the revisions to the Housing Element of the Town’s General Plan. He expressed gratitude to the subcommittee and planning staff for their dedicated work.

Chairman Abraham concurred and acknowledged Dot Schreiner’s long-term commitment to the Town’s General Plan and Amendments.

Commissioner Partridge expressed concern over the State’s increasing compliance requirements.

MOTION MADE, SECONDED, AND PASSED BY VOICE VOTE: Motion made by Commissioner Harpootlian and seconded by Commissioner Collins to forward a recommendation to the City Council to approve the Amendment to the Town of Los Altos Hills General Plan Housing Element.

AYES: Commissioners: Collins, Harpootlian, Partridge, and Chairman Abraham

NOES: None

ABSENT: Commissioner Clow

This item will be forwarded to a future meeting of the City Council.

4. OLD BUSINESS – none.

5. NEW BUSINESS – City Council 2011 Attendance Update

6. REPORTS FROM CITY COUNCIL MEETINGS

- 6.1 Planning Commission Representative for October 21 – Commissioner Collins
- 6.2 Planning Commission Representative for November 18 – Commissioner Clow
- 6.3 Planning Commission Representative for December 16 – Commissioner Partridge

7. APPROVAL OF MINUTES

- 7.1 Approval of October 7, 2010 minutes.

MOTION MADE, SECONDED, AND PASSED BY VOICE VOTE: Motion by Commissioner Harpootlian and seconded by Commissioner Collins to approve the October 7, 2010 minutes as presented.

AYES: Commissioners: Collins, Harpootlian, Partridge, and Chairman Abraham
NOES: None
ABSENT: Commissioner Clow

8. REPORT FROM SITE DEVELOPMENT MEETING – OCTOBER 12, 2010

- 8.1 LANDS OF XI, 14066 Tracy Court; File #13-10-ZP-SD; A request for a Site Development Permit for a 1,303 square foot addition and remodel (no change to structure height, 29 feet). CEQA review: Categorical Exemption per Section 15301 (e) (staff-Brian Froelich) (approved with conditions).

9. ADJOURNMENT

The meeting was adjourned by consensus at 8:12 p.m.

Respectfully submitted,

Victoria Ortland
Planning Secretary